

RE: residential building openings in DTLA

**Subject:** RE: residential building openings in DTLA  
**From:** Elan Shore <eshore@downtownla.com>  
**Date:** 01/23/2018 01:18 PM  
**To:** Shane Phillips <sphillips@ccala.org>

Shane,

It depends. We review all the projects while compiling our quarterly market report. We will check their website, call the property, or do a visual check.

And you are right that some of it is semantics. After construction is completed there is typically a wait before the Certificate of Occupancy is issued, and then another delay before anyone actually starts moving in. So it can be difficult to nail down a precise date.

Can you tell me what you are using the data for?

Elan

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**From:** Shane Phillips [mailto:sphillips@ccala.org]  
**Sent:** Tuesday, January 23, 2018 12:00 PM  
**To:** Elan Shore <eshore@downtownla.com>; Nick Griffin <ngriffin@downtownla.com>  
**Subject:** RE: residential building openings in DTLA

Thanks Elan.

For G12 and E on Grand, where did you get the dates? I looked them up on Urbanize and it looks like they both completed construction around March/April:

<https://urbanize.la/post/g12-completed-downtown-los-angeles>  
<https://urbanize.la/post/rendering-vs-reality-south-parks-e-grand>

Of course, substantially finishing construction and actually opening are not the same thing. What source do you use for this data?

Thanks again,

Shane Phillips  
[sphillips@ccala.org](mailto:sphillips@ccala.org)  
213-416-7535

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**From:** Elan Shore [mailto:eshore@downtownla.com]  
**Sent:** Tuesday, January 23, 2018 11:51 AM  
**To:** Nick Griffin  
**Cc:** Shane Phillips  
**Subject:** RE: residential building openings in DTLA

Shane,

These are the projects I have as opening during that period:

RE: residential building openings in DTLA

AXIS on 12th - 391 units  
G12 - 347 units  
E on Grand - 115 units

Let me know if you need any additional info.

**Elan Shore**  
Associate Director, Research & Special Projects

 <https://www.downtowl>

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Web: [DowntownLA.com](http://DowntownLA.com)



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**From:** Shane Phillips [<mailto:sphillips@ccala.org>]

**Sent:** Tuesday, January 23, 2018 9:50 AM

**To:** Nick Griffin <[ngriffin@downtownla.com](mailto:ngriffin@downtownla.com)>; Elan Shore <[eshore@downtownla.com](mailto:eshore@downtownla.com)>

**Subject:** residential building openings in DTLA

Hey Nick and/or Elan,

Do you have any info on residential building openings between about 9/15 and 12/31/2017?

Thanks!



**Shane Phillips**

Director of Public Policy

626 Wilshire Blvd., Suite 850 | Los Angeles, CA 90017

\*Please note our new address\*

office: (213) 416-7535 | fax: (213) 624-0858

[sphillips@ccala.org](mailto:sphillips@ccala.org)

[ccala.org](http://ccala.org)

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RE: residential building openings in DTLA



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RE: residential building openings in DTLA

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